

San Climente

Reference 100515



PORTA MONDIAL®

Your home. Our passion.

Excellent opportunity in Cala Canutells - large family house with pool, garden and sea views on the 1st sea line

living space:	234 m ²	energy certificate:	in process
plot area:	930 m ²		
bedrooms:	4		
bathrooms:	3		
sea view:	-	price:	€ 820,000.-



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Details:

This great purchase opportunity is situated in Es Canutells, only a minute by foot from the sea and the beach. It is quietly located in a residential area which has been spared any large constructions, and in front of the house are only typical old fishermen's houses, preserving the charm of Menorca's past.

This large family house is positioned at the beach of Es Canutells and provides beautiful views of the sea. Standing on a plot of 930 sqm it has a pool, a bbq zone, and 3 tall palm trees in the garden area.

The house is accessed via outside steps, and the house is built on one level above a large garage. Entrance is via the kitchen or from a covered terrace with bay windows into the living room, the terrace being the central point of the property with its views of the sea and the bay. This large living area adjoins the kitchen and has a fireplace.

Four bedrooms are situated at the rear of the house and reached by a corridor. There are 3 double bedrooms and a single, whereby one of the doubles has sea views and one a complete bathroom en suite.

At the end of the corridor is an exit with small laundry room which leads to the exterior area and terraces. These lead from the back of the house around the building, very practical and creating differing living and storage areas.

With minor alterations and work, and on the strength of its superb location, this family villa presents a really excellent purchase opportunity.
A viewing will be well worthwhile!

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Location & surrounding area:

Mahon is the capital of the Spanish Balearic island of Menorca.

The municipality of Mahon has approx. 28.500 residents and was founded by the Carthaginians, and there is a legend that the town was named by a brother of Hannibal.

Its architecture was strongly influenced by many years of English occupation, and the town gate Portal de Sant Roc, built around 1500, is the only remaining entrance in the medieval city walls.

In the narrow, winding alleys of Mahon interesting churches and museums can be found, next to all kinds of businesses.

From the main square Placa de Esplanada the pedestrian zone leads to the fish and vegetable market under the old cloisters of a former monastery. From here there are wonderful views over the harbour of Mahon.

The fjord-like bay (Ria) has a length of 5.5 kms and a width of up to 1.2 kms and is the largest natural harbour on the Mediterranean. Throughout history it has served seagoing nations as a safe base for their fleets.

The harbour of Mahon is the fourth largest natural harbour in the world, and today has become a popular destination for yachts and cruise ships from all over the world.

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View to the sea from the terrace



Lightflooded living and dining area



Direct terrace access



Bright kitchen with dining area



One of 4 bedrooms



One of 4 bedrooms

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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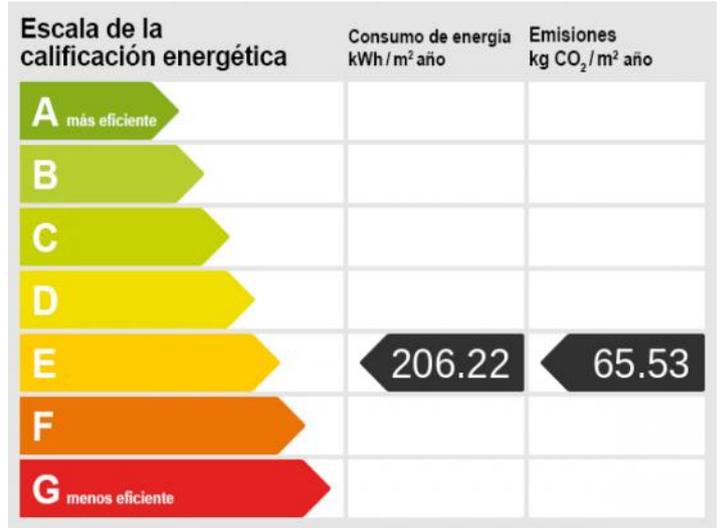
One of 3 bathrooms



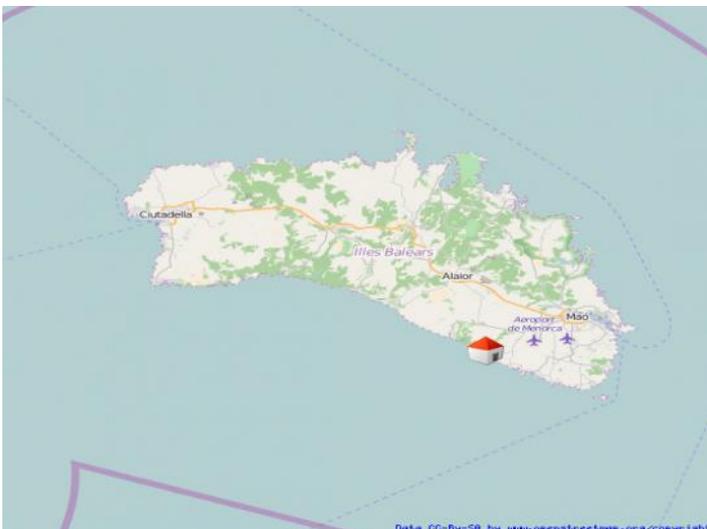
Large, covered terrace



Pool area with many possibilities



Energy certificate



Es Canutells



Pool area

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Pool area



Pool area



Living area



Bedroom



Bathroom



Garage

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Rear terrace



Rear terrace



Garage



Access to the beach



Beach

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